

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- April 26, 1977

The meeting of the Commission was called to order at 5:30 P.M. in the Council Chambers.

Present

Miguel Guerrero, Chairman
Barbara Chance
Freddie Dixon
Gabriel Gutierrez
Sid Jagger
Jean Mather
Bill Stoll
Dean Rindy

Also Present

Evelyn Bulter, Supervisor, Current
Planning
Walter Foxworth, Planner
Tom Knickerbocker, Assistant Director
of Planning
Bill Lowery, Urban Transportation
Phil Samoy, County Eng. Office
Jerry Harris, City Attorney

Absent

Nellie White

PLANNING COMMISSION

Regular Meeting -- April 26, 1977

PRELIMINARY SUBDIVISIONS

C8-74-27 Whispering Oaks Valley, Section One (Revised)
 Whispering Oaks Valley Dr. & Duval Road

The staff reported that this subdivision consists of 44 acres with 115 lots, the average lot size being 70' x 115' and the density 2.6 lots per acre.

The Plat Review Committee met on March 6, 1974 and recommended approval with the following conditions:

1. Show existing tie across Switch Willo. (Need 30' R.O.W. from existing centerline).
2. Sidewalks required along both sides of Black Angus Drive and Whispering Valley Drive, on the north side of Switch Willo and along one side (specify) of all other streets.
3. Variance required for length of blocks A, D and H. Recommend to grant because of railroad, topography and because circulation is adequate.
4. Waterway development permit required prior to final approval.
5. Dedication and construction of Whispering Valley Drive to Duval Road required with this subdivision.
6. Drainage and utility easements as required.
7. Show centerline curve data on preliminary plan. 300' required for collector streets and 200' for residential streets.
8. Show survey tie across Duval Road. Need 35' R.O.W. from existing centerline.
9. Recommend no cul-de-sac be required at the south end of Barry Drive because of only one lot depth on the west side.
10. Extend lot lines to the center of the drainageway in Block A and provide required easement.
11. Show lot number and intended use of the large tract adjacent to the railroad. If such tract is to be used for water detention, it should be dedicated as a drainage easement. If other than drainage easement, show 25' building setback line from Whispering Valley Drive.
12. Show building setback line for Lots 5 and 6, Block G.
13. All intersections required to be at or near 90 degrees.
14. Round intersection corners at Misty Glen and Switch Willo.
15. Subdivision is classified as urban and all streets, drainage sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
16. Subdivision required to be connected to the city water and sewer systems.

C8-74-27 Whispering Oaks Valley, Section One---continued

17. Eliminate transition of building setback line between corner lots and adjacent lots. Show 25' across entire front of such lots and 15' along entire side of corner lots.
18. Switch Willo required to be constructed to city standards.
19. Lot lines in Block A may require adjusting due to an existing wastewater main. Show location of such main and provide easement for same.
20. Show 100 year flood plain data.
21. Preliminary drainage study required to be submitted to the Engineering Department prior to final approval.
22. Minimum elevation for building foundation required to be shown on the final plat.
23. Permission required from Missouri-Pacific to pond runoff along railroad tracks prior to construction plan approval; improvement of the culvert crossing the railroad to accomodate a greater capacity of flow will not be allowed.
24. Label contour lines, show basis for same (U.S.G.S. or City Standard) and show contour lines which are not more than 100 horizontal feet apart and not less than 5 foot vertical intervals.
25. Change name of Misty Glen, Glencairn Cove, Lamp Post Cove, Whispering Valley Drive, Craig Cove and Barry Drive.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of WHISPERING OAKS VALLEY, SECTION ONE, REVISED subject to all of the departmental requirements as listed.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll.
Mmes. Chance and Mather

ABSENT: Ms. White
(Messrs. Dixon and Rindy were both out of the room while vote was taken.)

C8-75-44 Castlewood Annex
Davis Lane and Collingwood Drive

The staff reported that this subdivision consists of 9.99 acres with 20 lots, the average lot size being 125' x 145' and the density 2.0 lots per acre.

The Plat Review Committee met on March 26, 1975 and recommended approval with the following conditions:

1. Fiscal arrangements required along with final plat for sidewalks along Davis Lane and on one side (specify) of Collingwood Drive.
2. Note required on final plat which prohibits access onto Davis Lane from Lots 10 and 11.

C8-75-44 Castlewood Annex---continued

3. A variance for the length of both blocks required. Recommend to grant because of existing development.
4. Waterway development permit required prior to final approval.
5. Show survey tie across Davis Lane. R.O.W. required is 35' from existing centerline.
6. Drainage and utility easements as required.
7. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
8. Subdivision required to be connected to the city water and sewer systems. If immediate connection cannot be made to sewer, Health Department approval required for septic tank use. (Septic tank approval has been given.)

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of CASTLEWOOD ANNEX subject to departmental requirements as listed and to INCLUDE the requirement for sidewalks on Collingwood Drive and Davis Lane.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. White

C8-76-72 Indian Summit (Revised)
River Hills Road

The staff reported that this subdivision consists of 53.55 acres with 15 lots, the average lot being 2 acres plus and the density 0.28 lots per acre.

The Plat Review Committee met on November 17, 1976 and recommended approval with the following conditions:

1. Evidence required from the County that Taylor Lane leading to this subdivision from River Hills Road has been accepted for maintenance prior to final approval.
2. If existing road is named Taylor Lane, change name of Indian Summit Trail to Taylor Lane, otherwise select different name.
3. Waterway development permit required prior to final approval.
4. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements. (Applicant revised this preliminary plan which conformed to the "Low Density Standards" policy, to a full urban standard design.)
5. Note required on the final plat identifying the minimum building slab elevation.

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C8-76-72 Indian Summit (Revised)---continued

6. Health Department approval required for septic tank use prior to final approval.
7. Water system is required which complies with State and Local Health authorities and the City of Austin regulations because of urban classification.
8. Show 100 year flood plain on the preliminary plan.
9. Need 60' R.O.W. from John Johnson Tract on River Hills Road to this subdivision, approximately 1600 linear feet.
10. Monument a Bench Mark to U.S.G.S. 1929 Datum.
11. Reduce entrance grade on street to 10%.
12. Recommend Lots 20 and 21 be restricted to single-family use because of septic tank use.
13. Tract A required to be restricted against all uses other than open space or park, and identification of ownership is required for purposes of taxation and maintenance.
14. Recommend variance on 60' width requirement for Lot 22 if setback line is provided on such lot 25' behind its neck.
15. Access easement required for channel maintenance.
16. Off-site drainage easement may be required.
17. Drainage and utility easements as required.
18. Variance required on block length and length of a dead end street. Recommend to grant because of topography, low density, and provision is made for extension of street.
19. Lake Austin Review Comments are on file with the City of Austin Planning Department.
20. Sidewalks required on one side (specify) of Indian Summit Trail. Appropriate note required on final plat.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of INDIAN SUMMIT (REVISED) pending Health Department approval for septic tank use or provision for a sewer system.

AYE: Messrs. Guerrero, Gutierrez and Jagger. Mmes. Chance and Mather
ABSENT: Ms. White

(Messrs. Dixon, Rindy and Stoll were all out of the room while the vote was taken.)

C8-76-80 Thoroughbred Estates
F.M. 812 and Clinger Road

The staff reported that this subdivision consists of 526.55 acres with 24 lots, the density being 0.045 lots per acre or 21.95 acres per lot.

The Plat Review Committee met on December 1, 1976 and recommended approval with the following conditions:

1. Cul-de-sac required at the west end of Juniper Draw.
2. Waterway development permit required prior to final approval.
3. Variance required for length of all blocks. Recommend to grant because of density.
4. Recommend Lots 20 and 21 be combined into one lot because they are too narrow.
5. Additional R.O.W. required on Moore Road, 35' from existing centerline.
6. Health Department approval required for septic tank use prior to approval of this preliminary plan. Every lot on a final plat requires approval.
7. Recommend connection to Water District 12. Need letter of approval from Water District No. 12.
8. New lots which front on existing streets may be short formed.
9. Drainage and utility easements as required.
10. 25 year flood plain to be dedicated as drainage easement.
11. Waterway development permit required prior to final approval.
12. Show existing drainage facilities.
13. Minimum building slab elevation note required on the final plat(s).
14. No channelization permitted to alter or relocate natural drainageways unless plans are approved by Engineering Department.
15. Lot lines should be more clearly shown so as to be easily distinguished from all other lines on the plan.
16. All streets required to be constructed to County standards for acceptance for maintenance and performance bond required by the County for such construction.
17. Drainage and utility easements as required.
18. Show centerline radii on curved streets.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of THOROUGHbred ESTATES, pending Health Department approval for septic tank use or provision for a sewer system.

AYE: Messrs. Guerrero, Gutierrez, and Jagger. Mmes. Chance and Mather

ABSENT: Ms. White

(Messrs. Dixon, Rindy and Stoll were all out of the room while the vote was taken.)

C8-77-07 The Hills of Lost Creek
Loop 360 and Lost Creek Blvd.

The staff reported that this subdivision consists of 431.43 acres with 477 lots, the average lot size being 90' x 120' and the density 1.27 lots per acre.

The Plat Review Committee met on February 16, 1977 and recommended approval with the following conditions:

1. Falcon Ledge Drive and Hacienda Drive required to be collector streets with 60' R.O.W.
2. Sidewalks required along both sides of Lost Creek Blvd., LaCosta Drive, Falcon Ledge Drive and that portion of Bay Hill Drive which is 60' wide. Sidewalks also required along one side (specify) of all other streets in subdivision. Appropriate fiscal arrangements and note on final plat required.
3. Round off all property corners and all intersections required to be at or near 90 degrees.
4. Subdivision required to be connected to the Lost Creek M.U.D. water and wastewater systems. A no-occupancy restriction required on the final plat. Letter of approval required from the M.U.D.
5. P.U.D. sites requires separate subdivision and special permit site plan approval.
6. Variance required for several block lengths and cul-de-sac lengths. Recommend to grant because of topography and existing development.
7. All street grades required to be approved by the City and County Engineers.
8. Show ownership of greenbelts for purposes of taxation, maintenance and use.
9. Developer is requesting a variance to use a modified curb and gutter section in this development. Recommend to grant, but all curb heights required to be approved by the Director of Engineering.
10. Show pedestrian access to green areas at five locations 20' wide.
11. A letter required from the Texas Water Quality Board approving this addition to the existing sewage treatment plant.
12. Recommend variance on radius requirements where necessary due to terrain.
13. Show all centerline curve data.
14. All lots required to have an adequate building site exclusive of setback lines and drainage easements.
15. Show building setback lines, including PUD and commercial tracts on preliminary plan; 25' from front streets and 15' from side streets.
16. All streets, drainage, sidewalks and utilities required to be constructed to city standards (urban) with appropriate fiscal arrangements.

C8-77-07 The Hills of Lost Creek---continued

17. Include tracts adjacent to Loop 360 in outboundary and show lot number designations for same.
18. Several street names required to be changed.
19. Recommend no cul-de-sac be required at the east end of Hacienda Drive unless Lot 550 is resubdivided.
20. Waterway development permit required prior to final approval.
21. Show 100 year flood plain data.
22. Show any existing storm sewers in Loop 360.
23. Pedestrian access (20' wide) should be provided between residential lots to the greenbelts at a minimum of five (5) locations. Such 20' wide areas required to be a part of greenbelt areas to provide frontage on a dedicated street.
24. Complete construction plans including storm water systems, utilities, site grading plans, etc., should be submitted prior to final plat approval.
25. Recommend no utilities be placed in drainage easements.
26. Drainage and utility easements as required.
27. Developer has agreed to comply with the "Proposed Lake Austin Standards", although the subdivision is located in the Barton Creek watershed.
28. Developer has agreed to work with E.R.M. and the County Engineer to resolve their considerations.

Additional preliminary comments from the Environmental Resource Management Office are on file with the City of Austin Planning Department.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of THE HILLS OF LOST CREEK subject to departmental requirements INCLUDING Environmental Resource Management's recommendations and 20' setback lines if the County requires 60' Rights-of-Way; RESTRICTING the use of Lots 530 and 531 to not more than "0" Office; DELETING Lot 532 from this preliminary approval; DELETING Hilton Head Cove and combining Lots 1-8 with PUD Lot 529; MODIFYING Canoe Brook from a thru street to a cul-de-sac extending no more than 400' from Lost Creek Blvd. and subject to compliance with the proposed Lake Austin Standards as agreed to by the owner in a letter to the Planning Commission and on file with the City of Austin Planning Department.

AYE: Messrs. Guerrero, Dixon, Gutierrez and Stoll
 Mmes. Chance and Mather

NAY: Mr. Rindy

ABSTAIN: Mr. Jagger

ABSENT: Ms. White

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C8-77-13 Gracywoods, Section Three
Knollpark Drive and Carshalton Drive

The staff reported that this subdivision consists of 12.75 acres with 49 lots, the average lot size being 70' x 110' and the density 3.84 lots per acre.

The Plat Review Committee met on October 13, 1976 and recommended approval with the following conditions:

1. Sidewalks required on both sides of Carshalton Drive and on one side (specify) of all other streets. Appropriate note required on final plat.
2. Final plat of Gracywoods, Section 2-A (C8-76-61) required to be recorded prior to final approval of this section for access and circulation.
3. Waterway development permit required prior to final approval.
4. All lots required to have an adequate building site exclusive of drainage easements and building lines.
5. Lot 18, Block "I" required to have 33 feet along the chord at the front property line and 50 feet at the building line.
6. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
7. Improvements to water system required prior to approval for water service.
8. Change name of Pepperell Drive and Carshalton Lane and show correct names of existing streets adjacent to this subdivision.
9. Subdivision required to be connected to the city water and sewer systems.
10. Show existing storm sewer facilities.
11. Off-site drainage easements required.
12. Show 100 year flood plain data.
13. Portions of this subdivision are owned by the City of Austin. Acceptable resolution, including vacation of portions of Austin Park Lane and conveyance to this owner, and release of certain covenants contained in City's deeds required prior to final approval.
14. Some lots will require water service from the N.W. "A" water system. Approval required for such service prior to final approval.
15. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of GRACYWOODS, SECTION THREE subject to all of the departmental requirements.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

ABSENT: Ms. White
(Mr. Rindy was out of the room while the vote was taken.)

C8-77-15 Crest Hills, Section Five
 E. Martin Luther King Blvd. & Woodhill Drive

The staff reported that this subdivision consists of 9.85 acres with 20 lots, the average lot size being 65' x 110' and the density 2.03 lots per acre.

The staff's recommendation based on departmental reports to APPROVE Lot 20, Block J ONLY with the following conditions, and with the developer's consent:

1. This report contains requirements applicable to Lot 20, Block J only due to the fact that departmental comments affected properties not included in the preliminary plan.
2. Show survey tie across Springdale Road. 90' R.O.W. required to be dedicated, if not existing, and a future R.O.W. line 200' from the existing west R.O.W. line as required by Master Plan. All additional R.O.W. to come from East side.
3. Show 25' front setback line from the 200' future R.O.W. line of Springdale Road.
4. Sidewalks required on the east side of Springdale Road. Appropriate note required on the final plat.
5. Waterway development permit required prior to final approval.
6. Subdivision required to be connected to the city water and wastewater systems.
7. Show 100 year flood plain of drainageway along the front of Lot 20, Block J.
8. Note required on final plat identifying the minimum building slab elevation.
9. Water detention note required on the final plat.
10. Show proposed use (church) of Lot 20, Block J.
11. Show existing storm sewer facilities in Springdale Road.
12. Drainage and utility easements as required.
13. No report received from Environmental Resource Management Department.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of CREST HILLS, SECTION FIVE, subject to all of the departmental requirements.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
 Mmes. Chance and Mather

ABSENT: Ms. White

C8-77-16 Resubdivision of Part of Manana West, Section Two
Pearce Road and Manana Street

The staff reported that this subdivision consists of 15 acres with 7 lots, the average lot size being 200' x 350' and the density 0.46 lots per acre.

The Plat Review Committee met on March 9, 1977, and recommended approval with the following conditions:

1. Full R.O.W. (60') required to be dedicated for Rio Loma Court because no lots can be approved in final form abutting a half street. The estate of J. H. Philips required to participate in final plat.
2. Recommend variance to delete fiscal requirements for curbs, gutters, sidewalks and wastewater lines in accordance with the "Low Density Urban Standards" policy.
3. Recommend a variance in "Low Density Standards" policy to permit lot one to be less than 2 acres because such lot has access to an existing street.
4. Restriction required on final plat prohibiting resubdivision except as provided by the "Low Density Standards" policy.
5. Health Department approval required for septic tank use prior to preliminary approval. All lots required to be approved on final plat. Such approval has been given.
6. Waterway development permit required prior to final approval.
7. A variance required on length of cul-de-sac. Recommend to grant because of topography, low density and existing development.
8. Requires approval of the Texas Department of Health Resources and the Lower Colorado River Authority for private water system. Need letter from such authorities.
9. Fiscal arrangements will be required for water and for construction of streets and drainage as required by the "Low Density Standards" policy.
10. Show location map on preliminary plan.
11. Variance required on requirement for rounding corner at Pearce Road and west side of Rio Loma Court. Recommend to grant because of difference in ownership.
12. Restriction required on final plat prohibiting occupancy until connected to a water supply and septic tank system approved by the Health Department.
13. Restriction required on final plat stating that private water system is permitted until a public water system is available.
14. A 50' tangent is required between the reverse curves on Rio Loma Court.
15. Lake Austin Review Comments are on file with the City of Austin Planning Department.
16. Show complete boundary survey.

C8-77-16 Resubdivision of Manana West, Section Two---continued

17. Show survey tie across Pearce Road.
18. Show centerline curve data - 200' minimum required on Rio Loma Court.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of RESUBDIVISION OF PART OF MANANA WEST, SECTION TWO subject to departmental requirements and to GRANT a variance to permit 22' of paving on Rio Loma Court subject to approval of such paving width by the County Engineer and to REQUIRE a note on the plat restricting it to single family as agreed to by the owner.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

NAY: Mr. Rindy

ABSENT: Ms. White

C8-77-17 Village 14 at Anderson Mill
Millwright Parkway and Lake Creek Parkway

The staff reported that this subdivision consists of 18.19 acres with 62 lots, the average lot size being 60' x 110' and the density 2.8 lots per acre.

The Plat Review Committee met on December 22, 1976 and recommended approval with the following conditions:

1. Sidewalks required along one side (specify) of all streets. Appropriate fiscal arrangements and note on final plat required.
2. Subdivision required to be served by the Williamson County M.U.D. #1. Need letter of approval prior to final approval.
3. Recommend 25 foot building line on both sides of Lot 23.
4. Waterway development permit required prior to final approval.
5. Drainage and utility easements as required.
6. Recommend note be required on final plat which restricts access to Lot 23 to be 150' from the intersection on Lake Creek Parkway.
7. All streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards, (urban classification), with appropriate fiscal arrangements.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of VILLAGE 14 AT ANDERSON MILL, subject to all of the departmental requirements.

C8-77-17 Village 14 at Anderson Mill---continued

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather
ABSENT: Ms. White

C8-77-18 Village 13 at Anderson Mill
Pecan Creek Parkway and Hard Rock Road

The staff reported that this subdivision consists of 40.98 acres with 116 lots, the average lot size being 80' x 120' and the density 3.4 lots per acre.

The Plat Review Committee met on February 16, 1977 and recommended approval with the following conditions:

1. Sidewalks required on both sides of Wander Lane, Cotton Creek Parkway and Pecan Creek Parkway and along one side of all residential streets. Appropriate fiscal arrangements and note on final plat required.
2. Show ownership of park area for taxation, maintenance and use purposes.
3. Subdivision required to be connected to Williamson County M.U.D. water and wastewater systems. Letter of approval required from M.U.D. and a no-occupancy restriction required on final plat until connected to such systems.
4. Drainage and utility easements as required.
5. Waterway development permit required prior to final approval.
6. Recommend if park area is improved that it be stabilized with native vegetation and gabions rather than with concrete.
7. Letter required from the Texas Water Quality Board approving this addition to the existing sewage treatment system.
8. Show 100 year flood plain data.
9. Note required on final plat identifying minimum building slab elevation.
10. Change name of Pecan Creek Parkway and Black Marble Road.
11. Change "suffix" on Fire Opal Cove to Lane or Drive.
12. All streets; drainage, sidewalks, water and wastewater lines required to be constructed to city standards, (urban classification), with appropriate fiscal arrangements.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of VILLAGE 13 AT ANDERSON MILL subject to departmental requirements and permitting a hike and bike trail in lieu of sidewalks on the park side of Cotton Creek Parkway and Pecan Creek Parkway.

C8-77-18 Village 13 at Anderson Mill---continued

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
 Mmes. Chance and Mather
 ABSENT: Ms. White

C8-77-19 Cherry Mountain
 F.M. 620 and Lohmann's Crossing

The staff reported that this subdivision consists of 50.37 acres with 10 lots, the average lot size being 5 acres and the density 0.198 lots per acre.

The Plat Review Committee met on March 2, 1977 and recommended approval with the following conditions:

1. A variance for the length of a dead end street and for block length required. Recommend to grant because of density, topography and provision for street extension is made.
2. Waterway development permit required prior to final approval.
3. Minimum centerline radius for a collector street is 300'.
4. Septic tank and water well approval required by Health Department prior to preliminary approval.
5. Drainage and utility easements as required.
6. Additional R.O.W. required for existing County Road (30' from centerline), show name for such street. (Lohmans Ford Road)
7. Cherry Mountain Drive required to be constructed to county standards for acceptance for maintenance. Bond will be required by the County for such construction.
8. Show 25' building setback line from existing County Road on Lot 10.
9. Street grades required to be approved by the County.
10. Show 100 year flood plain.
11. Round intersection corners.
12. Note required on final plat identifying the minimum building slab elevation.
13. Change name of Cherry Mountain Road.
14. Connection required to Water District #17 water system. Letter required from Water District.

Additional preliminary comments from the Environmental Resource Management Office are on file with the City of Austin Planning Department.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of CHERRY MOUNTAIN subject to all of the departmental requirements with the stipulation on plat NOT TO RESUBDIVIDE Lots 1, 2, 7 & 10 until water distribution and sewage collection system has been connected to the subdivision as agreed to by the owner.

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C8-77-19 Cherry Mountain---continued

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather
ABSENT: Ms. White

C8-77-20 Lakeway, Section 26-B
Lakeway Blvd. & South El Dorado

The staff reported that this subdivision consists of 31.13 acres with 43 lots, the average lot size being 50' x 120' and the density 1.38 lots per acre.

The Plat Review Committee met on March 2, 1977 and recommended approval with the following conditions:

1. Variance required on length of South El Dorado and block length around it. Recommend variance not be granted because of the number of lots to be served and that South El Dorado be extended through to North El Dorado and eliminate the need for both variances. If variance is granted and street is not extended, recommend emergency vehicle and utility easement be paved and be designated "emergency access and utility easement". (Applicants request for variance is on file with the City of Austin Planning Department.)
2. Subdivision required to be connected to the Lakeway MUD water and wastewater system. Need letter from the MUD indicating financial arrangements have been made for service.
3. Planning Department questions adequacy of the golf course fairway widths resulting from this proposed subdivision.
4. Drainage and utility easements as required. All drainage easements recommended to be 25' open channel with protection for erosion.
5. Recommend that the developer and owner check with the County Engineer to determine if storm water can be dispersed across the golf course.
6. Waterway development permit required prior to final approval.
7. A letter of approval is required from L.C.R.A. and Texas Water Quality Board as to capability of sewer treatment plant to serve this subdivision.
8. All lots required to meet ordinance requirements for area; 6900 square feet for corner lots and 5750 square feet for interior lots.
9. Note required on the final plat identifying ownership of park site for purposes of taxation and maintenance.
10. Restriction required on final plat limiting the use of the park site (Lot 3415) to recreational purposes.

C8-77-20 Lakeway, Section 26-B---continued

11. Streets required to be constructed to county standards for acceptance for maintenance. Bond will be required by the County for such construction.
12. Change name of West El Dorado.
13. Show setback line on park site so as to connect the northwest corner of Lot 3398 with the northwest corner of Lot 3402.
14. All lots around culs-de-sac required to be 50' wide at a point 25' behind the street R.O.W. line. Several lots do not comply with this requirement.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of LAKEWAY, SECTION 26-B because it is contrary to the original plan or intent as a golf course.

AYE: Messrs. Dixon, Gutierrez, Rindy and Stoll
Mmes. Chance and Mather

NAY: Mr. Guerrero

ABSTAIN: Mr. Jagger

ABSENT: Ms. White

The Commission then

VOTED: To RECONSIDER the previous action to disapprove.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Rindy
Mmes. Chance and Mather

NAY: Messrs. Dixon and Stoll

ABSENT: Ms. White

The Commission then

VOTED: To SET A PUBLIC HEARING on May 3, 1977 to continue the hearing on this application of Lakeway, Section 26-B.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. White

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FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following three (3) final subdivisions have complied with all departmental requirements and recommend that they be approved. The Commission then

VOTED: To APPROVE the following final subdivisions:

C8-74-60 Castlewood Forest, Section 8
Queenswood Drive & Comburg Castleway
C8-74-70 Parliament Place Steet Dedication Plat
Spicewood Springs Road & Parliament Place
C8-76-44 Village Ten at Anderson Mill
Lake Creek Parkway

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll. Ms. Mather

ABSENT: Messrs. Dixon and Rindy. Mmes. Chance and White

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending additional right-of-way and compliance with departmental requirements as on file with the City of Austin Planning Department.

C8-75-44 Castlewood Annex
Davis Lane

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll. Ms. Mather

ABSENT: Messrs. Dixon and Rindy. Mmes. Chance and White

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalks, street name changes and county tax certificates.

C8-77-03 Parker Heights, Section 4
Burleson Road & East Oltorf

AYE: Messrs. Gurrero, Gutierrez, Jagger and Stoll. Ms. Mather

ABSENT: Messrs. Dixon and Rindy. Mmes. Chance and White

Planning Commission, Austin, Texas

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FINAL SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalks, street name changes, resolution on city owned tract and plat corrections.

C8-77-13 Gracywoods, Section Three
Knollpark Drive & Carshalton Drive

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Rindy. Mmes. Chance and White

PLANNED UNIT DEVELOPMENT---FILED AND CONSIDERED

The staff reported that the following Planned Unit Development has complied with all of the departmental requirements and recommend that it be approved. The Commission then

VOTED: To APPROVE the following P.U.D.

C814-74-11 The Trails, Phase I-B
Briargate & Mesa Drive

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Rindy. Mmes. Chance and White

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following two short form subdivisions have been before the Commission in the past and have complied with all of the departmental requirements and recommend that they be approved. The Commission then

VOTED: To APPROVE the following short form subdivisions:

C8s-77-12 Atkinson-North
Smoky Ridge
C8s-77-52 Richard Powell Addition
Chisholm Lane

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Rindy. Mmes. Chance and White

Planning Commission, Austin, Texas

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SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To APPROVE the following short form subdivision and GRANTING the variance to delete fiscal requirements for sewer.

C8s-76-129 The Wild Basin
Wild Basin Ledge

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Rindy. Ms. White

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending fiscal arrangements, additional right-of-way, building setback line on plat and compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variances DELETING fiscal requirements for sewer and on the signature of the adjoining owner.

C8s-77-41 Sandbird Subdivision, Revised
W. Loop 360 and Stoneridge Road

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll. Ms. Mather

ABSENT: Messrs. Dixon and Rindy. Mmes. Chance and White

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department and plat corrections and GRANTING the variance to DELETE fiscal requirements for sewer.

C8s-77-60 Plaza Granados
Del Robles

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll. Ms. Mather

ABSENT: Messrs. Dixon and Rindy. Mmes. Chance and White

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To APPROVE the following short form subdivision
GRANTING the variances to delete fiscal requirements
for sewer, signature of the adjoining owner and
to delete fiscal requirements for water.

C8s-77-67 Birch Addition
F.M. 969

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Rindy. Mmes. Chance and White

The Commission then

VOTED: To DISAPPROVE the following two (2) short form subdivisions
pending fiscal arrangements and compliance with departmental
requirements as on file with the City of Austin Planning
Department.

C8s-77-72 St. Edward's Heights, Section 5
Ben White Blvd. & I.H. 35
C8s-77-73 1st Resub. Lots 31 & 40, Vista Grande
Eck Lane & Zopilote Circle

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Rindy. Mmes. Chance and White

The Commission then

VOTED: To DISAPPROVE the following short form subdivision
pending fiscal arrangements, building setback line on plat,
compliance with departmental requirements as on file with
the City of Austin Planning Department, sidewalks and
connection to city water and wastewater system.

C8s-77-66 Resub. Lot 1, Evelyn Sankey Subdivision
South 1st Street & Ben White Blvd.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Rindy. Mmes. Chance and White

Planning Commission, Austin, Texas

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SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

VOTED:

To DISAPPROVE the following short form subdivision pending fiscal arrangements, additional right-of-way, compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalks and connection to city water and wastewater system.

C8s-77-68 3rd Resub. of Block A-1, West Gate Square Commercial
West Gate Blvd. & U.S. 290

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll. Ms. Mather

ABSENT: Messrs. Dixon and Rindy. Mmes. Chance and White

The Commission then

VOTED:

To DISAPPROVE the following short form subdivision, pending fiscal arrangements, addition right-of-way and connection to city water and wastewater system.

C8s-77-69 Page-Mist Acres
Mustang Chase

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll. Ms. Mather

ABSENT: Messrs. Dixon and Rindy. Mmes. Chance and White

The Commission then

VOTED:

To DISAPPROVE the following short form subdivison pending fiscal arrangements, additional right-of-way, sidewalks and connection to city water and wastewater system.

C8s-77-70 Toyota Addition
Brenda Drive & Huntland Drive

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll. Ms. Mather

ABSENT: Messrs. Dixon and Rindy. Mmes. Chance and White

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department and receipt of a letter from Water District #10 and GRANTING the variance to DELETE the fiscal requirement for sewer.

C8s-77-71 "Madrones Subdivision"
The Trails of the Madrones

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Rindy. Ms. White

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department and easements and GRANTING the variance on the signature of the adjoining owner.

C8s-77-74 Mesa Oaks Village, Section 1
Mesa Drive & Spicewood Springs Road

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Rindy. Ms. White

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending additional right-of-way, compliance with departmental requirements as on file with the City of Austin Planning Department, street vacation required to be approved and recorded and GRANTING the variance on the signature of the adjoining owner.

C8s-77-75 Wilson Rowen Subdivision
East 55th Street & Martin Avenue

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Rindy. Ms. White

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending additional right-of-way and compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance to DELETE fiscal requirements for sewer.

C8s-77-76 F. C. Maseles Addition
The High Road & Cedar Bend

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Rindy. Ms. White

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending additional right-of-way and compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variances to DELETE fiscal requirement for sewer and on the signature of the adjoining owner.

C8s-77-77 Willie M. Griffin Subdivision
Cullen Lane

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Rindy. Ms. White

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance to DELETE fiscal requirement for sewer.

C8s-77-78 Resub. Lots 8 and 9, Block A, Travis Oaks Trails
Gebron Drive & Kohlers Trail

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Rindy. Ms. White

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance on the signature of the adjoining owner.

C8s-77-79 "Cameron Plaza"
Cameron Road & Glenwood Drive

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Rindy. Ms. White

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance on the signature of the adjoining owner..

C8s-77-80 Resub. Lot 8 and Part of Lot 7, Lakeshore Addition
Lakeshore Drive and Laguna Vista Drive

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Rindy. Ms. White

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-77-81 Resub. Lots 43-52, Old Town, Section 2, Phase 2, Amended
Hemingway Street

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Rindy. Ms. White

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department and to POSTPONE consideration of the variances.

C8s-77-82 Topco Subdivision
Boston Lane & U.S. 290

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

ABSTAIN: Mr. Rindy

ABSENT: Mr. Dixon and Ms. White

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department

C8s-77-83 Zilker Heights Resub.
F.M. 2244 & Mo-Pac

AYE: Messrs. Guerrero, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Mr. Dixon and Ms. White

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department and current tax certificates.

C8s-77-84 Brockman's Subdivision
Anderson Lane & Burnet Road

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Rindy. Ms. White

C17-77-001 Housing & Community Development: 1977-78 Grant Application
Public hearing on the 1977-78 HCD grant and a resolution to recommend projects to be submitted for consideration by the City Council.

Mr. Tom Knickerbocker, representing the Planning staff, explained that this public hearing was set to consider the 1977-78 Housing and Community Development Plan and Application and to provide a formal recommendation from the Planning Commission to the City Council. He said that this is the third year of the program, which has resulted in the first two years, in almost sixteen million dollars coming to the City of Austin for projects and this year's program year will begin September 19 and will provide seven million, three hundred and thirty-six thousand dollars to the City. He continued that planning for this application began in November, 1976, which included neighborhood meetings to solicit the views of citizens on needs and priorities of neighborhoods in the target areas. Also, the City Council has held a public hearing to develop a comprehensive list of the needs of low and moderate incomes of the city. The Council, at that time, reaffirmed its earlier decision to involve both the Planning Commission and the Community Development Commission in project selection and the joint subcommittee was formed as a result. This subcommittee has conducted eight public meetings to hear proposals from City Departments and non-city agencies to develop specific projects in response to the needs already identified. The subcommittee formally adopted its recommendations to the Planning Commission and the Community Development Commission on April 20 and those recommendations are to be considered at this meeting. Mr. Knickerbocker then introduced Mr. Luther Polnau, Planning Coordinator for Housing and Community Development, who explained the recommendations in detail and went over the schedule for the Housing and Community Development block grant application. He added that the recommendations of the Community Development Commission and the Planning Commission will be forwarded to the City Council and will be scheduled for public hearing on May 5, 1977. After the Council approves the recommendations and application, it will submit them to Housing and Urban Development on May 12, 1977. The approved application will be submitted to the Capitol Area Planning Council and state A-95 review on May 16 and on July 6, the application will be submitted to HUD, who will notify the city of approval on September 19 and funds will become available for all the projects that have been approved.

CITIZEN COMMUNICATION

Allene McCollough - Spoke for including improvements to the Paramount Theater

John Benardoni - Also spoke for funds for improvements to the Paramount Theater

C17-77-001 Housing & Community Development--Contd.

Marcel Rocha - Representing the Mexican American Chamber of Commerce, speaking for the Tri-Ethnic and Minority Groups, asking for continuance of the Minority Economic Development Program.

Dave Lindsay - Representing the Wooten School Neighborhood Association, requesting funds for playground equipment

Tina McGee - Also representing the Wooten School Neighborhood Association

Robert Williams - Representing the Rosewood Human Development Center

Stacy Lopez - Representing the East First Advisory Committee, a MHMR out patient, day treatment facility

Richard Hare - Representing the Austin/Travis County MHMR Center, requesting aid for the new Darryl Royal Workshop and Adult Activities Center

Doris Tillman - Representing the Austin Association for Retarded Citizens, a consumer advocacy agency for the mentally retarded in Austin and Travis County, requesting funding for the Darryl Royal Workshop and Adult Activities Center.

COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather explained that the joint subcommittee had a difficult time choosing the projects, because many of them were considered worthwhile, but the subcommittee felt that some of them could be (and perhaps, should be) funded from Capital Improvements projects. She mentioned one project, the Congress Avenue area drainage, which should be funded from CIP and for which funds were appropriated, but the funds were used instead on the Stassney Lane project. This she felt, made it necessary to fund the Congress Avenue project from the HCD funds. There was some disagreement among the members whether HCD funds should be used for this type of project, or this particular project. Mr. Dixon made a motion to pull the \$1,384,000 designated for the Congress Avenue area drainage. Mr. Gutierrez seconded the motion.

COMMISSION VOTE:

To DELETE the \$1,348,000 appropriated for the Congress Avenue area drainage from the HCD funding recommendations.

AYE: Messrs. Dixon, Gutierrez and Stoll

NAY: Messrs. Guerrero, Jagger and Rindy; Mmes. Chance and Mather

THE MOTION FAILED BY A 3-5 VOTE.

C17-77-001 Housing & Community Development--Contd.

COMMISSION ACTION:

Mr. Stoll expressed concern that the Tri-Ethnic Project had not been included in the recommendations. Mr. Guerrero suggested that, since approximately five per cent of the funds had been earmarked for contingency funds, money could come from that source for this project, with the understanding that if money could be obtained from another source at a later date, it would be replaced. Mr. Stoll agreed with that suggestion. He then made a motion to recommend to the City Council that the recommendations of the Joint Subcommittee be approved, adding a recommendation that \$90,000 be appropriated for the Tri-Ethnic Project, to come from the HCD Contingency funds, which should be reimbursed as soon as other funds become available. Mr. Dixon seconded the motion.

COMMISSION VOTE:

To RECOMMEND that the recommendations of the Housing and Community Development Joint Subcommittee be approved, with the added recommendation that \$90,000 from the HCD contingency funds be appropriated for the Minority Economic Development Program, with the stipulation that these funds be reimbursed as soon as other funds become available.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;
 Mmes. Chance and Mather

ABSENT: Ms. White

THE MOTION PASSED BY A 8-0 VOTE.

<u>C14-76-086</u>	<u>Texas First Mortgage Reit:</u>	<u>"IAA" Residence, 1st H & A to</u>
	<u>9400 U.S. Highway 183</u>	<u>"GR" General Retail, 1st H & A</u>

Mr. Knickerbocker told the members that the owners of this property had submitted a request for withdrawal and the staff recommends that the request be granted.

COMMISSION ACTION:

The members reviewed the information presented. Mr. Dixon made a motion to approve the request for withdrawal. Mr. Rindy seconded the motion.

COMMISSION VOTE:

To APPROVE the request of the Texas First Mortgage Reit for WITHDRAWAL of the zoning change from "IAA" Residence, 1st H & A to "GR" General Retail, 1st H & A on property located at 9400 U.S. Highway 183.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;
 Mmes. Chance and Mather

ABSENT: Ms. White

THE MOTION PASSED BY A 8-0 VOTE.

C11-77-009 Traffic & Transportation

Determination of the number of parking spaces required for an automobile radiator repair and automobile transmission repair establishment to be located at 11112 North Lamar, as required by Section 45-30(12) of the Code of the City of Austin.

Mr. Tom Knickerbocker, representing the Planning staff, told the members that this application had been reviewed by the Urban Transportation, Engineering and Planning Departments and 18 on-site parking spaces are recommended.

COMMISSION ACTION:

The members reviewed the information presented and were in agreement with the recommendation of the staff. Mr. Jagger made a motion to recommend 18 on-site parking spaces. Mr. Dixon seconded the motion.

COMMISSION VOTE:

To RECOMMEND 18 on-site parking spaces for an automobile radiator repair and automobile transmission repair establishment called Austin Radiator Works and J-W Transmission Rebuilders, located at 11112 North Lamar, as required by Section 45-30(12) of the Code of the City of Austin.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;
Mmes. Chance and Mather

ABSENT: Ms. White

THE MOTION PASSED BY A 8-0 VOTE.

C20-77-001 Zoning Ordinance

To consider amending Chapter 45 of the Austin City Code regarding private and parochial schools.

Mr. Tom Knickerbocker, representing the Planning staff, reminded the members that this item had been postponed from their meeting on April 12, 1977, pending a recommendation from the staff regarding lot size requirements. He said that that recommendation was to amend the "A" Residence district to include the criteria for private and parochial schools as required in the "SR" Residence district. (One (1) acre minimum site area for the first fifty students and 500 square feet for each student in excess of fifty.)

CITIZEN COMMUNICATION**PERSONS APPEARING IN FAVOR**

Garland Williams
Bill Sellstrom
Rev. Thomas Eiler
Marlow Crowder
Rev. Luis F. Vigo

PERSONS APPEARING IN OPPOSITION

Linda Shaw
Nella Cunningham
Marilyn Simpson

C2o-77-001 Zoning Ordinance (continued)

COMMISSION ACTION:

The members reviewed the information presented. The opposition expressed concern for the deletion of the requirement for accreditation from the ordinance, citing as reasons the lack of requirements for school attendance, and the number of days in a school year; safety and fire safety requirements; and curriculum requirements in non-accredited schools. Persons appearing in favor of the amended ordinance countered that the schools themselves, when associated with the Texas Association of Christian Schools, also must comply with standards in these areas. They added that they disagreed with some of the curriculum taught in public schools because some teachings are in conflict with the teachings of the church and that is the main reason that they do not wish state accreditation. The members felt that the subject was too complex for them to make a decision and more study was required. Mr. Dixon made a motion to refer this item to a subcommittee, which will present a report to the full Commission in four weeks. Mr. Jagger seconded the motion. Mr. Rindy felt that the Commission may be getting into an area over which they really have no jurisdiction and, although he said he would agree to referring it to a subcommittee, he thought that it may be that nothing better can be done than has already been suggested.

COMMISSION VOTE:

To REFER TO SUBCOMMITTEE the consideration of amending Chapter 45 of the Austin City Code regarding private and parochial schools, and hear a presentation from this subcommittee in four weeks.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;
 Mmes. Chance and Mather
ABSENT: Ms. White

THE MOTION PASSED BY A 8-0 VOTE.

C1-77 Minutes

Approve the April 4, 1977, Planning Commission Minutes (Zoning)
Approve for City Council consideration the zoning portion of
the April 12, 1977, Planning Commission minutes

COMMISSION ACTION:

Mr. Dixon made a motion to approve the April 4, 1977, Planning Commission minutes and the zoning portion of the April 12, 1977, Planning Commission minutes. Ms. Chance seconded the motion.

COMMISSION VOTE:

To APPROVE the April 4, 1977, Planning Commission Minutes (Zoning) and the zoning portion of the April 12, 1977, Planning Commission minutes for City Council consideration.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
 Mmes. Chance and Mather
ABSENT: Ms. White

THE MOTION PASSED BY A 8-0 VOTE.

Richard R. Lillie

Richard R. Lillie
Executive Secretary